



WP WITTENAUER  
PROPERTIES



Bluff Rd/Hwy 157

21,400 (2021)

45,800 (2021)



# 705 BLUFF ROAD

COLLINSVILLE, IL 62234

1 ACRE LOT AVAILABLE FOR PURCHASE  
NEAR I-55/I-70 INTERCHANGE





# 705 BLUFF ROAD

## SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET




DAVID WITTENAUER

618.622.2349 (DIRECT)

618.719.1197 (MOBILE)

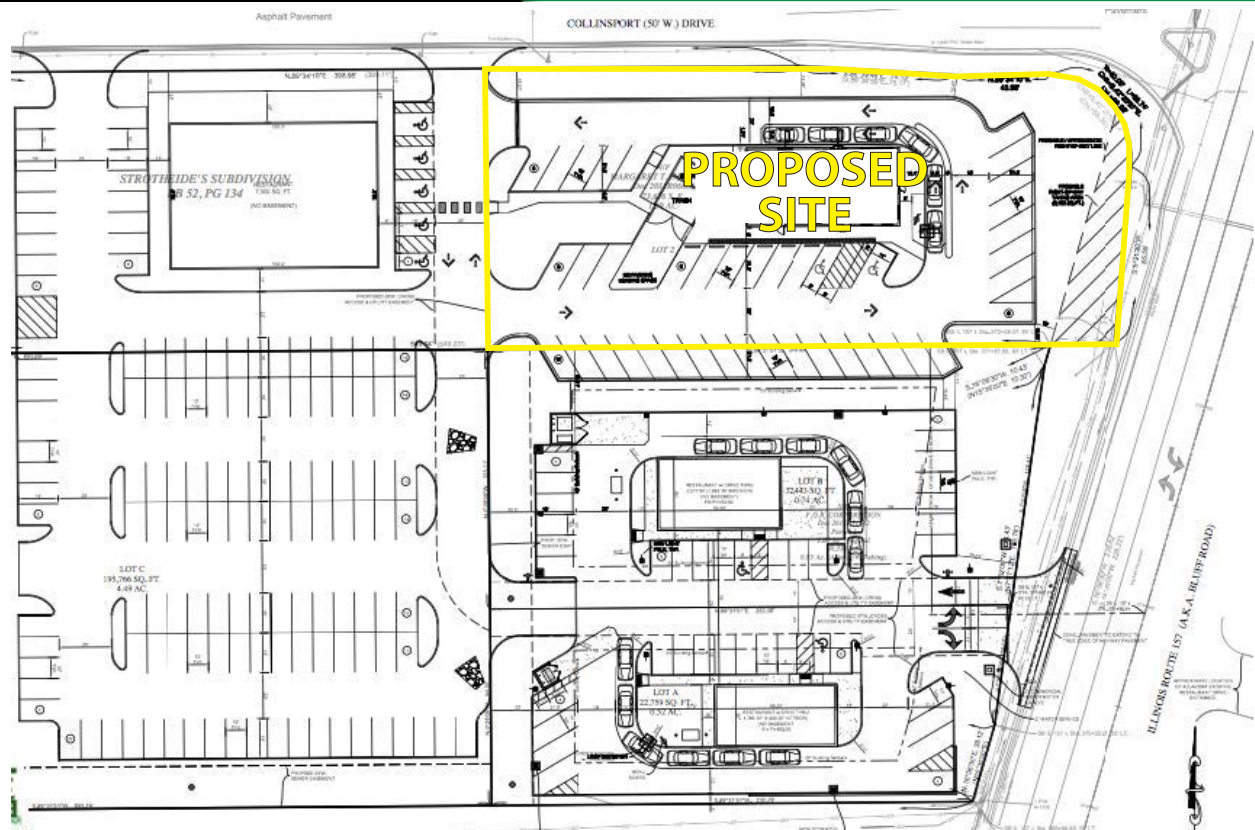
DAVID@WITTENAUERPROPERTIES.COM

## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>3 MILE</u>	<u>3 MILE</u>	<u>3 MILE</u>
30,330	12,677	\$76,425
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
58,202	23,381	\$84,694
<u>10 MILES</u>	<u>10 MILES</u>	<u>10 MILES</u>
266,691	105,131	\$83,765

## VIEW & DOWNLOAD: DEMO REPORT

- OWNER WILL OFFER GROUND LEASE OR BUILD-TO-SUIT
- NORTH OF EASTPORT PLAZA NEAR I-55/I-70 INTERCHANGE
- 228' FRONTAGE ON BLUFF ROAD (HIGHWAY 157)
- ZONED HP-1 (HOSPITALITY PARK DISTRICT)
- SITE WILL BE FILLED TO GRADE
- UTILITIES AT SITE AND DRIVE LANE ALREADY INSTALLED
- PROPOSED ENTERPRISE ZONE





# 705 BLUFF ROAD

## MARKET AERIAL

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

DAVID WITTENAUER

618.622.2349 (DIRECT)

618.719.1197 (MOBILE)

DAVID@WITTENAUERPROPERTIES.COM

